



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**305 18 Avenue #114, Calgary T2S3H1**

MLS® #: **A2169136**      Area: **Mission**      Listing Date: **09/27/24**      List Price: **\$369,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2015**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

**Parkade,Stall,Titled,Underground**

Finished Floor Area

Abv Sqft: **611**  
 Low Sqft:  
 Ttl Sqft: **611**

DOM

**55**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Courtyard,Lighting,Private Entrance,Uncovered Courtyard**

Construction: **Wood Frame**  
 Flooring: **Linoleum**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Gas Cooktop,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
 Int Feat: **High Ceilings,Quartz Counters,Separate Entrance,Storage,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>9`2" x 7`4"</b>	<b>Dining Room</b>	<b>Main</b>	<b>7`6" x 7`4"</b>
<b>Living Room</b>	<b>Main</b>	<b>10`2" x 7`11"</b>	<b>Den</b>	<b>Main</b>	<b>6`9" x 5`9"</b>
<b>Laundry</b>	<b>Main</b>	<b>4`5" x 3`10"</b>	<b>Other</b>	<b>Main</b>	<b>9`5" x 8`6"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`11" x 11`7"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>11`3" x 8`11"</b>

Legal/Tax/Financial

Condo Fee: **\$420**      Title: **Fee Simple**      Zoning: **DC**

Legal Desc: 1513213

Fee Freq:  
Monthly

Remarks

Pub Rmks: **Welcome to this vibrant 1-bedroom + den condominium in the heart of Calgary's beautiful Mission community, a former francophone enclave known for its rich culture and charm. This inviting space features a bright and airy layout, perfect for modern living. The den provides a versatile area for a home office. Step outside to your private patio, ideal for entertaining or enjoying a quiet morning coffee, complete with a gas hookup for your BBQ. The patio backs onto a beautifully landscaped communal courtyard, offering a serene escape right at your doorstep. Additional highlights include a 4-piece bathroom, a titled parking stall, and an assigned storage locker for your convenience. Embrace the vibrant lifestyle Mission has to offer, with trendy shops, cafes, and Lindsey park just a stone's throw away. Don't miss your chance to call this charming condominium home!**

Inclusions: N/A  
Property Listed By: RE/MAX Real Estate (Central)

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





